



Archaeological Desk Based Assessment

Chapel Road, Barns
Green, Horsham, West
Sussex, RH13 0PS



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Non-Technical Summary

This archaeological desk based assessment has been prepared by HCUK Group on behalf of Shanly Homes Ltd. to inform proposals for the erection of 31 residential units with associated parking and landscaping at Chapel Road, Barns Green, Horsham, West Sussex, RH13 0PS.

This archaeological assessment has confirmed that the Site contains no designated archaeological assets, such as Scheduled Monuments or Registered Battlefields. Within a 1km radius of the Site (the 'study area') the West Sussex Historic Environment Record (WSHER) contains 22 archaeological monument entries. None of the monument entries are recorded within the Site.

For much of the Site's history, it comprised agricultural land located on the immediate edge of the village of Barns Green. The village is likely to have been established as a small hamlet from the medieval period, continuing as a small settlement well into the post-medieval period.

The existing public footpath south and west of the Site, known as Smugglers' Lane appears to be a historical path, which is visible on cartographic sources since the late 18th century. The existing footpath is well defined with low ditches and slightly raised hedgerows. The hedgerow shows some evidence of being historically 'lain' and a number of species were observed. This could suggest that it was established as a result of the Enclosure Acts from 1760, or possibly an earlier date.

Based on existing information and cartographic sources, this archaeological assessment has indicated that there is medium potential for post-medieval and modern remains, low to medium potential for medieval remains, and a low potential for prehistoric, Roman and early medieval remains to be present in the Site.

1. Introduction

Background

- 1.1** This archaeological desk based assessment has been prepared by Rebecca Mansfield ACIfA of HCUK Group on behalf of Shanly Homes Ltd. The proposals entail the erection of 31 residential units, with associated parking and landscaping.
- 1.2** The site in question is known as Chapel Road, Barns Green (Figures 1 & 2), occupying an area of c.1.8ha and centred at NGR TQ 12530 27139, located at Horsham, West Sussex, RH13 0PS. It is hereafter referred to as the 'Site'.
- 1.3** The Site comprises a field currently used as pasture for horses. The Site is bounded by Muntham Drive to the north, Chapel Road and residential properties to the east and a bridleway known as Smugglers' Lane to the south and west.
- 1.4** A search of Horsham District Council's planning portal reveals no previous planning applications associated with the Site.
- 1.5** The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant archaeological assets identified. The archaeological report is informed by site inspection, historical information and by data relating to archaeological assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (e.g. design, engineering) where necessary. This report will not address designated or non-designated built heritage assets and their settings, which will be discussed in a separate Heritage Statement.¹
- 1.6** The report considers assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.

¹ HCUK Group forthcoming

- 1.7** This assessment has been prepared in accordance with *Standards and Guidance for Historic Environment Desk-Based Assessment* published by the Chartered Institute for Archaeologists (CIfA).² It takes into account the National Planning Policy Framework³ and other local planning policy⁴ and guidance where relevant.
- 1.8** This desk based assessment comprises an examination of digital data held by the West Sussex Historic Environment Record (WSHER), together with documentary research. It incorporates a map regression indicating the impact of change over time.
- 1.9** This data has been collected for an area comprising a 1km radius of the Site boundary, which is referred to as the 'study area'. This radius has been selected on the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

Geology and Topography

- 1.10** The British Geological Survey identifies the underlying solid geology across the Site as being Weald Clay Formation - mudstone (Figure 3).⁵ This sedimentary bedrock deposit was formed between 133.9 and 126.3 million years ago during the Cretaceous period when braided rivers spread sheets of sand on lagoonal mudflats.
- 1.11** Within the Site, there is no superficial geology recorded. To the south of the Site the superficial geology comprises alluvium, demarcating the influence of Parson's Brook, c.700m south of the Site.
- 1.12** The soils of the Site are classified as being within Soilscape 18 class which comprises 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soid'.⁶
- 1.13** The Site occupies a total area of c.1.8ha and is roughly L-shaped in plan.

² CIfA 2020

³ NPPF 2025

⁴ Horsham District Council 2015

⁵ <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> [Accessed 05.11.2025]

⁶ <https://www.landis.org.uk/soilscales/> [Accessed 05.11.2025]

- 1.14** The topography of the Site slopes down towards the south-east, from c.43.5m above Ordnance Datum (aOD) in the north-west corner of the Site to c.33m aOD in the south-east corner.
- 1.15** In the wider area the land continues to slope down towards Parson's Brook, a tributary of the River Adur located c.700m south of the Site (Figure 4).

Site Visit

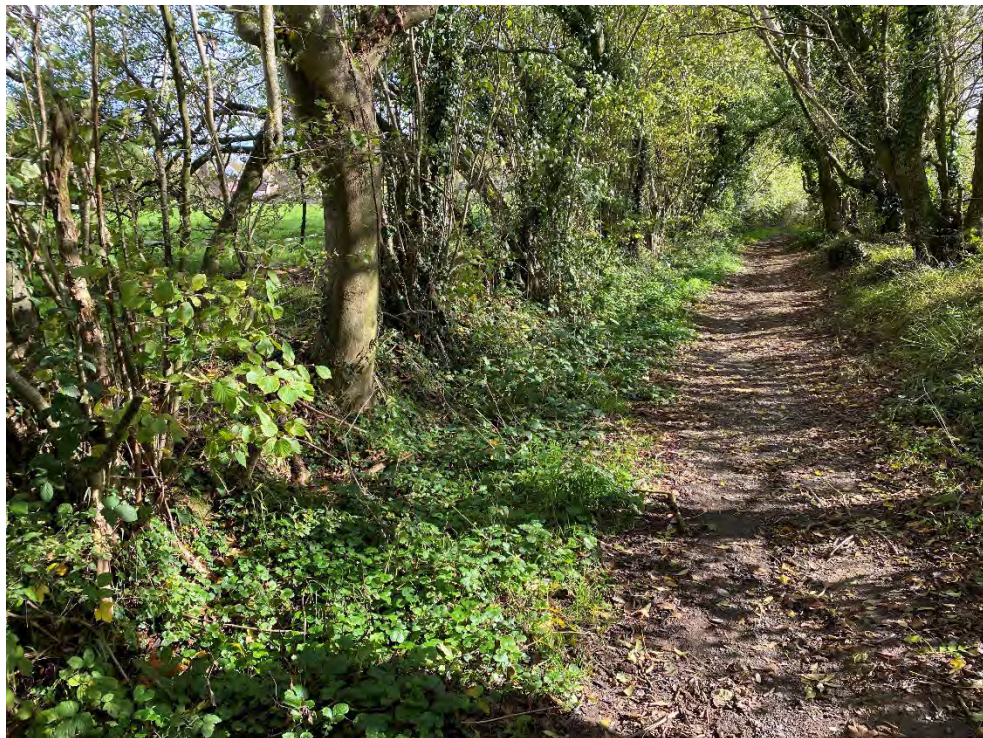
- 1.16** A Site visit was conducted by Jody O'Reilly ClfA, Director at HCUK Group on 22nd October 2025 in dry conditions with good visibility. No above ground archaeological finds were identified during the course of the Site visit.
- 1.17** The Site is accessible through two gates on Muntham Drive along the northern boundary of the Site. The northern boundary consists of large mature trees, possibly part of a 19th century planted tree lined drive to Muntham House, c.360m north-west of the Site. Muntham House was a 19th century stately home and is now a school.
- 1.18** A public footpath known as Smugglers' Lane surrounds the Site on the south and west boundaries. The footpath along the southern edge of the Site appears to be quite ancient, with well defined low ditches and slightly raised hedgerows. The hedgerows here show some evidence of historic 'laine' hedges with possible pollarded or coppiced hazel. The hedge consists of a mix of natural species including oak, ash, hazel, blackthorn, hawthorn and field maple.
- 1.19** The Site consists of pastureland for horses, with stabling/shelter in the north-west corner. The field gently slopes down to the east, towards the village. Various slight undulations across the field were observed.



Photograph 1: View of the northern boundary of the Site along Muntham Drive, looking SE



Photograph 2: View of the footpath along the western edge of the Site, looking S



Photograph 3: View of the footpath along the southern edge of the Site, looking SE



Photograph 4: View of the Site from the northern boundary along Muntham Drive, looking S



Photograph 5: View of the Site from the northern boundary, looking SE



Photograph 6: View of the stables/shelter in the north-west corner of the Site, looking S



Photograph 7: View of the Site from the north-west corner, looking SE



Photograph 8: View of the Site from the western boundary, looking E



Photograph 9: View of the south-east part of the Site, looking N

2. Methodology

Sources

2.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- West Sussex Historic Environment Record (WSHER) data for known archaeological sites, monuments and findspots within 1km radius of the Site (i.e. the study area)
- Maps and documents held by online resources
- The British Geological Survey (BGS) onshore digital maps at 1:50 000 scale.
- Soils Survey of England and Wales
- The National Heritage List for England (Historic England)
- Aerial photographs
- LiDAR data
- Other relevant books, journals and grey literature reports that were identified in the course of the data collection

2.2 The information gathered from the above sources has been verified and augmented as far as possible by assessment and site inspection, in order to arrive at conclusions on the significance of the various archaeological assets and archaeological remains that have been identified during the course of this assessment.

Assessment

2.3 The assessment seeks to understand and define the significance of archaeological assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest.

2.4 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

2.5 The assessment also considers change to the setting and significance of archaeological heritage assets, where appropriate.

Archaeological Potential

2.6 The report includes:

- an assessment of the archaeological potential of the Site,
- an assessment of the significance of any archaeological remains that may be present, and
- an assessment of the likely effects of the proposed development on archaeological assets, both in terms of physical impact and (where relevant) change to setting.

3. Relevant Policy Framework

National Planning Policy Framework

3.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF), published in December 2024 (amended in February 2025), as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance.

3.2 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

3.3 Paragraph 216 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

3.4 Footnote 75 of the NPPF, which is attached to paragraph 213, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

“What are non-designated heritage assets of archaeological interest and how important are they?”

The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."

3.5

Paragraph 218 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

Relevant Local Policies

3.6 The following local policy from the Horsham District Council's *Horsham District Planning Framework (excluding South Downs National Park)* adopted November 2015, is relevant to the historic environment and this assessment.

Table 2: Relevant Local Policies

Local Plan	Relevant Policy
Horsham District Council. (2015). <i>Horsham District Planning Framework (excluding South Downs National Park)</i> .	Policy 34 Cultural and Heritage Assets <i>The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:</i> <i>1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;</i> <i>2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;</i> <i>3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;</i> <i>4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;</i> <i>5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;</i> <i>6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;</i>

	<i>7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and</i> <i>8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.</i>
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4. Archaeological Background

Introduction

- 4.1** There are no Scheduled Monuments or Registered Battlefields within the 1km study area.
- 4.2** The WSHER holds a total of 22 archaeological monument entries within the 1km study area (Appendix 1; Figure 6). None of the WSHER entries are located within the Site.
- 4.3** The WSHER holds four archaeological event entries within the 1km study area (Appendix 1; Figure 7). None of the previous archaeological event entries are recorded within the Site boundary.
- 4.4** There are seven Archaeological Notification Areas (ANAs) within the 1km study area. The Site is not located within an ANA, although the Barns Green Village Historic Core ANA lies east of the Site on the opposite side of Chapel Road. This ANA covers the medieval historic core of Barns Green village, including the medieval farmstead of Little Slaughterford c.180m south of the Site (MWS12074). Evidence of medieval occupation was also recorded at Barns Green Infant School c.140m east of the Site (MWS11248). A number of buildings in the village, including the village public house, date between the 15th and 17th centuries. The remaining six ANAs within the study area cover the medieval and post-medieval historic farmsteads spread across the study area.
- 4.5** There are no Conservation Areas or Registered Parks and Gardens within the study area.
- 4.6** There are 14 listed buildings within the 1km study area, most of which are located within the village core of Barns Green or are associated with historic farmsteads in the study area (Figure 5). None of the listed buildings are located within the Site boundary. The Grade II listed Bennetts is located east/north of the Site boundary and is a 16th century timber-framed building (NHLE 1286000).

- 4.7** Assessment of potential impacts to non-designated or designated heritage assets of the built environment, such as standing buildings, are outside the scope of this archaeological assessment. However, the locations of these assets have been included for completeness.

Timescales

- 4.8** Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic –	c.450,000 – 12,000 BC	Prehistoric
Mesolithic –	c. 12,000 – 4000 BC	
Neolithic –	c.4000 – 1800 BC	
Bronze Age –	c.1800 – 600 BC	
Iron Age –	c.600 BC – AD 43	
Roman (Romano-British) –	AD 43 – c. AD 410	Historic
Saxon / Early Medieval –	c. AD 410 – AD 1066	
Medieval –	1066 –1485	
Post-medieval –	1485 – 1901	
Modern –	1901 – Present	

Prehistoric

- 4.9** There are no prehistoric WSHER entries within the 1km study area.
- 4.10** The Palaeolithic period is considered the earliest known period of human culture and evidence from this period often consists of lithic scatters, found within river gravels and terraces. In approximately 46,000 BC, during the Anglian Glaciation, there were major variations in climate which affected where people settled. During the beginning of the Upper Palaeolithic (30,000-10,000 BC) Britain was still

connected to Europe. No Palaeolithic finds have been recorded within the study area.

- 4.11** During the Mesolithic period the ice sheets had receded, temperatures and sea-levels were rising, and Britain was still connected to the continent by a land bridge. The hunter-gatherers who utilised the area were highly mobile, and due to the changing conditions often only settled seasonally. Finds from this period tend to come in the form of stray finds within disturbed deposits and *in situ* settlement sites are a rare find. No Mesolithic finds have been recorded on the WSHR within the study area.
- 4.12** The Neolithic period is characterised by increasingly permanent settlements and subsequent woodland clearance around settlement sites. It was during this period that arable farming practices began and the utilisation of clay deposits to create pottery. Burial monuments were also developed during this period. No Neolithic finds or features are recorded within the 1km study area.
- 4.13** The Bronze Age is characterised by the use of metal and the subsequent development of tools and weapons as a result. The technological advances seen during this period were mainly due to an influx of new settlers from the continent. During the Middle and Late Bronze Age large areas of woodland were cleared and farming became more widespread with large field systems across the landscape. No Bronze Age evidence has been recorded in the study area.
- 4.14** The Iron Age saw more technological advancement with the use of iron to create weapons and tools. This period is also characterised by the large defensive hillforts, and evidence of ritual offerings of military equipment, suggest a shift in culture with an emphasis of the warrior aristocracy and the emergence of tribal territories. No Iron Age finds or features have been recorded within the 1km study area. There are no Iron Age hillforts identified in the wider area.
- 4.15** During the evaluation at Land at Barns Green, Two Miles Lane c.400m east of the Site, a single prehistoric flint was recovered from an undated ditch (MWS11247, ESW1244). The flint was of Neolithic or Bronze Age date. No other prehistoric finds

or features were recorded during the evaluation, with most of the archaeology identified as medieval.

- 4.16** The potential for archaeological remains dating to the prehistoric period is considered to be low based on the limited evidence previously recorded in the study area. Prehistoric remains would most likely be of regional (medium) archaeological importance due to the general lack of such evidence in the region.

Roman

- 4.17** There are no Roman WSHER entries within the 1km study area.
- 4.18** There are no known Roman occupation sites within the study area. In the wider area a rural settlement has been recorded at Hilland Farm, Billingshurst c.3.1km south-west of the Site.⁷ This farm was located along the route of the major Roman road linking *Londinium* (London) to *Noviomagnus Reginorum* (Chichester), known as Stane Street. This road was an important thoroughfare during the Roman period and posting stations were located near Pulborough south-west of the Site and near Horsham north of the Site.
- 4.19** The landscape away from Stane Street was likely rural and agricultural, although some small-scale industrial sites have been identified in the wider area. This includes a Roman tile production site at Baystone Farm, Itchingfield c.3km north-east of the Site.⁸
- 4.20** The potential for Roman archaeology is considered to be low due to the lack of Roman finds and features within the study area. If remains are encountered, they would be considered of regional (medium) archaeological importance, depending upon the nature of the evidence present.

⁷ <https://archaeologydataservice.ac.uk/archives/view/romangl/maprecord.cfm?id=11071> [Accessed 06.11.2025]

⁸ <https://archaeologydataservice.ac.uk/archives/view/romangl/maprecord.cfm?id=11038> [Accessed 06.11.2025]

Saxon/Early Medieval and Medieval

- 4.21** The WSHER contains no early medieval entries within the 1km study area. There are five medieval WSHER entries within the study area (Appendix 1; Figure 6). None of the medieval entries are located within the Site boundary.
- 4.22** The place-name Barns Green is likely to refer to agricultural economy of the village and a grassy clearing, such as the village green.
- 4.23** Barns Green is not mentioned in the Domesday Survey of 1086, suggesting that the settlement was established later in the medieval period.
- 4.24** Barns Green developed as a hamlet within the parish of Itchingfield and later became the main settlement of the parish. The medieval settlement developed at Slaughterford near a stream and the junction between two roads.⁹ A William of Slaughterford was mentioned in 1343.¹⁰ The early settlement is likely to have comprised a few farmsteads and cottages. The present Slaughterford Farmhouse, located c.315m south of the Site, dates to the 19th century (MWS13567). However, Little Slaughterford Farmhouse located next to the stream, c.180m south of the Site, dates to the 16th century (MWS12074). Another late medieval house is the Grade II listed Bennetts, located east/north of the Site boundary which is mentioned in 1507 (NHLE 1286000). Possession House Farm, located c.775m north-west of the Site, dates to the 16th century or earlier (MWS12881). Rye Farm is another early farmstead in the study area, located c.760m east of the Site (MWS12913).
- 4.25** During an archaeological evaluation at Itchingfield Primary School, c.140m east of the Site, finds and features mainly dating to the medieval period were recorded (MWS11248, EWS1245). The features included a sub-circular pit containing over 80 sherds of medieval pottery and two small fragments of burnt flint. In another trench a post hole contained two small pieces of fired clay and three medieval pottery sherds. A shallow gully was recorded in another trench, the fill of which

⁹ Baggs *et al.* 1986

¹⁰ *Ibid*

contained two sherds of medieval pottery. A subsequent excavation at the site recorded a number of medieval features, including pits, post holes and a gully, all of which contained medieval pottery. All of the features appeared to be broadly contemporary, and date from the early part of the medieval period. The features represent medieval activity close to Two Mile Ash Road, which could suggest the road has medieval origins.

4.26 An archaeological evaluation at Land at Barns Green, Two Miles Lane c.400m east of the Site, identified ditches, pits and post holes with a total of 28 sherds of late medieval pottery recovered (MWS11247, EWS1244).

4.27 The potential for finds or features of early medieval date is considered to be low and of medieval date is considered to be low to medium. The Site likely comprised agricultural land associated with the various medieval farmsteads surrounding the hamlet. If encountered, early medieval and medieval remains would likely relate to isolated findspots or finds and features associated the rural landscape. The archaeological importance of any remains of early medieval or medieval date is likely to be considered local (low), depending on the nature of the remains revealed.

Post-Medieval & Modern

4.28 Within the 1km study area the WSHER holds 16 entries of post-medieval or modern (Appendix 1; Figure 6). None of the post-medieval or modern entries are located within the Site.

4.29 Barns Green continued to develop as a small village during the early post-medieval period, with cottages built on the east side of Chapel Road including the Blacksmith's Cottage, a Grade II listed building of date to c.1600 (NHLE 1354176). The Grade II listed Queen's Head public house, opposite the Site on Chapel Road, was built in the 17th century (NHLE 1193788). Barns Green village store is an early 19th century range of cottages, c.25m south of the Site, which is Grade II listed (MWS14073, NHLE 1027044).

4.30 The post-medieval WSHER entries mainly relate to farmsteads across the study area. This includes two that were established in the 18th century, Coopers Farm

c.900m north-west of the Site (MWS9904) and Marelands Farm c.470m south-east of the Site (MWS12337). The remaining eight farmsteads within the study area were established in the 19th century (MWS9339, MWS9367, MWS11405, MWS12361, MWS12361, MWS12428, MWS13500, MWS13567, MWS13877). Three 19th century outfarms, a small cluster of buildings which provide facilities for outlying fields separate from the main farmsteads, are also recorded on the WSHR within the study area (MWS11169, MWS13320, MWS13436).

4.31 From the mid-19th century the Chitty family made Muntham House, c.360m north-west of the Site, their principal home. The Chitty family farmed the surrounding land and built cottages for the labourers they employed. The Muntham Estate was purchased by Percy Godman in the 1870's and he completely rebuilt the old house. More cottages were built around Barns Green to accommodate the large number of employees. The house was surrounded by parkland (MWS3383).

4.32 During the Second World War many of the large houses around Horsham, including Muntham in Barns Green, were commandeered and used by the Canadian Army. After the war Muntham House was sold and became a boarding school for boys.

Historic Map Regression

4.33 The county map of Sussex produced by Gream *et al.* in 1795 (Figure 11) does not label Barns Green, although it does show a small group of buildings on the east side of the present Chapel Road. The approximate Site location is shown as undeveloped land on the west side of Chapel Road. A road or path is depicted south of the Site, which is likely to be the present Smugglers' Lane footpath. Although not clearly depicted, this footpath may have been established to link Muntham House, visible north-west of the Site, to the village.

4.34 The Ordnance Survey Drawing covering West Grinstead published in 1806 (Figure 12) 'Barns Green' is labelled with buildings depicted either side of Chapel Road and across the study area. Bennetts is visible immediately east/north of the Site. the footpath known as Smugglers' Lane is clearly visible south and west of the Site, which continues north towards Muntham House. The Site appears to have been undeveloped.

- 4.35** The Tithe map of Itchingfield parish dated to 1839 (Figure 13) shows that the Site covered two fields, a larger one (Plot 440) and a smaller one in the south-east corner (Plot 443). Both fields were owned by Sir Timothy Shelley and occupied by Mary Burdfield. The accompanying Tithe Apportionment gives 'Four Acres' as the name of Plot 440 and 'House Plat' for Plot 443, which was pasture. Much of the surrounding land of Barns Green was owned by Sir Timothy Shelley, although further north-west the main landholder was Charles Chitty of Muntham House. Sir Timothy Shelley was a member of parliament for Horsham and New Shoreham (Shoreham-by-Sea). Smugglers' Lane is depicted south and west of the Site, with vegetation visible around most of the Site boundary.
- 4.36** By the 1876 Ordnance Survey map (Figure 14) the footpath to the south and west of the Site was known as Smugglers' Lane. This name could derive from a route taken for smuggling illicit goods. South-west of the Site boundary, Smugglers' Lane appears to join two other footpaths from the south-west and south. These footpaths are likely to have been used by the labourers working the fields in the surrounding area. The Site is depicted in much the same way as the Tithe map (Figure 13), with a field boundary separating the south-east part of the Site. North of the Site Muntham Drive appears to have been established as a more formal drive leading to Muntham House.
- 4.37** The 1897 Ordnance Survey map (Figure 15) depicts the Site in a similar way to the 1876 Ordnance Survey map (Figure 14). The south-east part of the Site continued to be separated by a field boundary. Smugglers' Lane continued as a footpath from the village to Muntham House, although the part of the path running along the western boundary of the Site appears to have been reduced to a narrow path. By the end of the 19th century Muntham Drive along the northern boundary of the Site had been planted with trees lining the road.
- 4.38** The Ordnance Survey map published in 1911 (Figure 16) depicts the Site and surrounding footpath/road in the same way as the 1897 Ordnance Survey map (Figure 15).
- 4.39** By the 1977 Ordnance Survey map (Figure 17) Barns Green had expanded to roughly the present-day extent of the village. This includes the residential

properties fronting Muntham Drive east of the Site. The field boundary separating the south-east part of the Site had been removed by this time.

4.40 The 1993 and 2003 Ordnance Survey maps (Figures 18 and 19) depict the Site in a similar way to the 1977 map (Figure 17). The existing stabling/shelter in the north-west corner of the Site is visible on the 2003 map.

4.41 It is considered that there is medium potential for post-medieval and modern remains to be present within the Site. If encountered, such remains could relate to post-medieval isolated findspots or finds and features associated with agriculture, including field boundaries, trackways, and possibly ridge and furrow earthworks. Any remains present are likely to be of local (low) archaeological importance.

Previous Archaeological Work

4.42 The WSHR holds four archaeological event entries within the 1km study area (Appendix 1; Figure 7). None of these entries are located within the Site boundary.

4.43 Medieval finds and features were recorded at Itchingfield Primary School, c.140m east of the Site (MWS11248, EWS1245) and Land at Barns Green, Two Miles Lane c.400m east of the Site (MWS11247, EWS1244). Prior to the evaluations, a desk-based assessment was carried out on these sites (EWS1165).

4.44 During the evaluation at Sumners Pond, c.200m south of the Site, no archaeological evidence was identified with the underlying geology overlain by an undisturbed horizon of subsoil and topsoil (EWS2209).

Historic Landscape Characterisation

4.45 The Site lies within the West Sussex Historic Landscape Characterisation (HLC) broad type *Fieldsapes*. This area is further described as 'formal enclosure (planned/private)' which dates to the early medieval period.

LiDAR

- 4.46** LiDAR data (1m resolution from 2022) has been downloaded for the Site to enable interrogation through QGIS software using hillshade settings and variations of light angles and azimuth heights (Figure 10).
- 4.47** The LiDAR data shows possible ridge and furrow earthworks on a roughly north to south alignment across the Site. The earthworks are not visible on modern aerial imagery (Figure 2) and were not observed during the Site visit, although the land did appear to have slight undulations.

Aerial Photographs

- 4.48** Historic England hold two aerial photographs taken in 1959 which clearly show the Site.¹¹ Both photographs show the Site and surrounding area in a similar way to the 19th and 20th century cartographic sources. However, there are no clearly visible field boundaries within the Site on the aerial photographs.
- 4.49** A review of modern aerial photographs through Google Earth show the Site as depicted on 20th century cartographic sources. By 2001 the shelter structure was erected in the north-west corner of the Site and horses can be seen in the field. From the 2005 a possible structure is visible in the south-east part of the Site. This appears to have been replaced by a smaller structure by 2012, possibly for sheltering animals.

¹¹ https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_2862_f43_0067
https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_2862_f43_0069

5. Impact Assessment

Proposed Development

- 5.1** The proposals entail the erection of 31 residential units, with associated parking and landscaping (Appendix 2).

Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere¹², and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.
- 5.4** In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.
- 5.5** The Site has been used as pasture since at least the mid-19th century. Pasture/grassland provides a relatively static condition for archaeological remains, whilst areas which have undergone mechanised ploughing especially of deep rooting crops (e.g. sugar beet) have a higher probability of some truncation to below ground archaeological deposits.

¹² Historic England 2016

Assessment of Significance

- 5.6** This assessment of significance has been guided by the National Planning Policy Framework.¹³ It has also been guided by Historic England's guidance *Conservation Principles, Policies, and Guidance*.¹⁴ This states that the 'heritage values that can be ascribed to a place' can be grouped into four values: *Evidential*, *Historic (illustrative or associative)*, *Aesthetic*, and *Communal*.
- 5.7** Based on the data supplied by the WSHR, cartographic analysis and documentary research it is known that for much of the Site's history, it comprised agricultural land on the immediate edge of the village of Barns Green. The village is likely to have been established as a small hamlet from the medieval period, continuing as a small settlement well into the post-medieval period. Any remains relating to agricultural activity would be considered *evidential* and *illustrative historic* value as they would be associated with the historic development of the area and the agricultural economy.
- 5.8** The existing public footpath south and west of the Site, known as Smugglers' Lane appears to be a historical path, visible on cartographic sources since the late 18th century. The existing footpath is well defined with low ditches and slightly raised hedgerows. The hedgerow shows some evidence of being historically 'lain' and a number of species were observed. This could suggest that it was established as a result of the Enclosure Acts from 1760, or possibly an earlier date.¹⁵
- 5.9** The potential for previously unknown archaeological remains from the prehistoric period onwards in the Site should not be discounted. Any such remains found may have archaeological interest depending on character and level of preservation. The presence and significance of hitherto unknown archaeological remains cannot be assessed without archaeological fieldwork.

¹³ NPPF 2025

¹⁴ Historic England 2008

¹⁵ <https://historicengland.org.uk/advice/technical-advice/parks-gardens-and-landscapes/hedges/#Section4Text>
[Accessed 07.11.2025]

Potential Effects

- 5.10** There is the potential for direct physical impacts to potential archaeological assets, if present, during the construction phases of the proposed development, as any ground moving activities associated with the proposed works would have the potential to expose, damage and destroy hitherto unknown archaeological remains.
- 5.11** Such activities could include geotechnical investigations, piling, topsoil stripping, ground reduction, construction of temporary compounds or access tracks, excavation for foundations, service trenches and attenuation basins and landscaping.
- 5.12** Excavations for new foundations including piling has the potential to disturb archaeological deposits at much lower levels.

6. Conclusions

- 6.1** The proposals entail the erection of 31 residential units, with associated parking and landscaping (Appendix 2).
- 6.2** Based on the information within the WSHR, supplemented by historic mapping and documentary research, the Site is considered to have medium potential for post-medieval and modern remains, low to medium potential for medieval archaeological remains, and low potential for prehistoric, Roman and early medieval remains.
- 6.3** The Site contains no designated archaeological sites, where there is a presumption in favour of their physical preservation *in situ* and against development. No WSHR monument entries are recorded within the Site.
- 6.4** The Site does not lie within an ANA, although the Barns Green Village Historic Core ANA lies c.10m east of the Site and covers the medieval historic core of Barns Green Village.
- 6.5** The following table details the archaeological potential ascribed to the Site by period and an assessment of the likely archaeological importance of any remains of those periods should they survive.

Table 4: Assessed archaeological potential and importance by period

Period	Archaeological Potential	Archaeological Importance
Prehistoric	Low	Regional (isolated findspots or finds and features associated with later prehistoric activity)
Roman	Low	Regional (isolated findspots)
Early Medieval	Low	Local (isolated findspots, features associated with agricultural practices)
Medieval	Low to Medium	Local (isolated findspots, features associated with agricultural practices)
Post-medieval	Medium	Local (associated with agricultural practices)
Modern	Medium	Local (associated with agricultural practices)

6.6 On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and the policies adopted by Horsham District Council. The Site has been subject to a desk based assessment and the archaeological potentials and importance have been assessed. The proposals do not impact on any designated archaeological sites.

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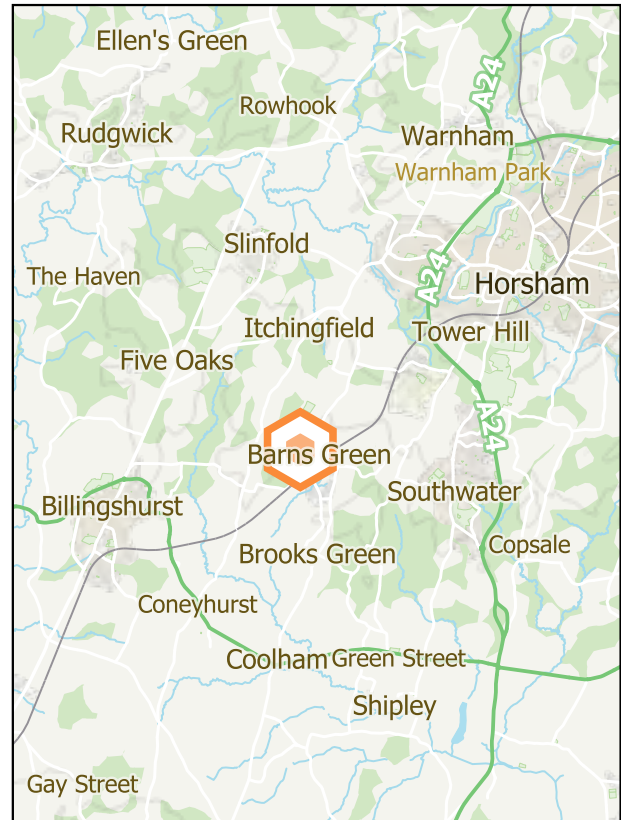
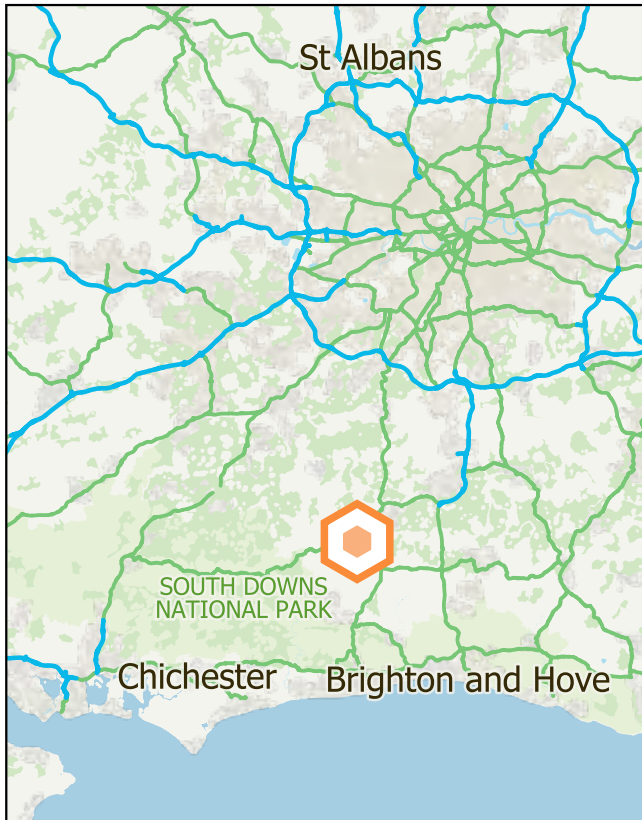
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8. Figures



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Figure 1: Site Location

Archaeological Desk Based
Assessment

Chapel Road, Barns
Green, Horsham,
RH13 0PS





Key:

 Site Boundary

© Google Earth 2025

0 20 40 60 80 100 m

Scale @ A4: 1:3,000

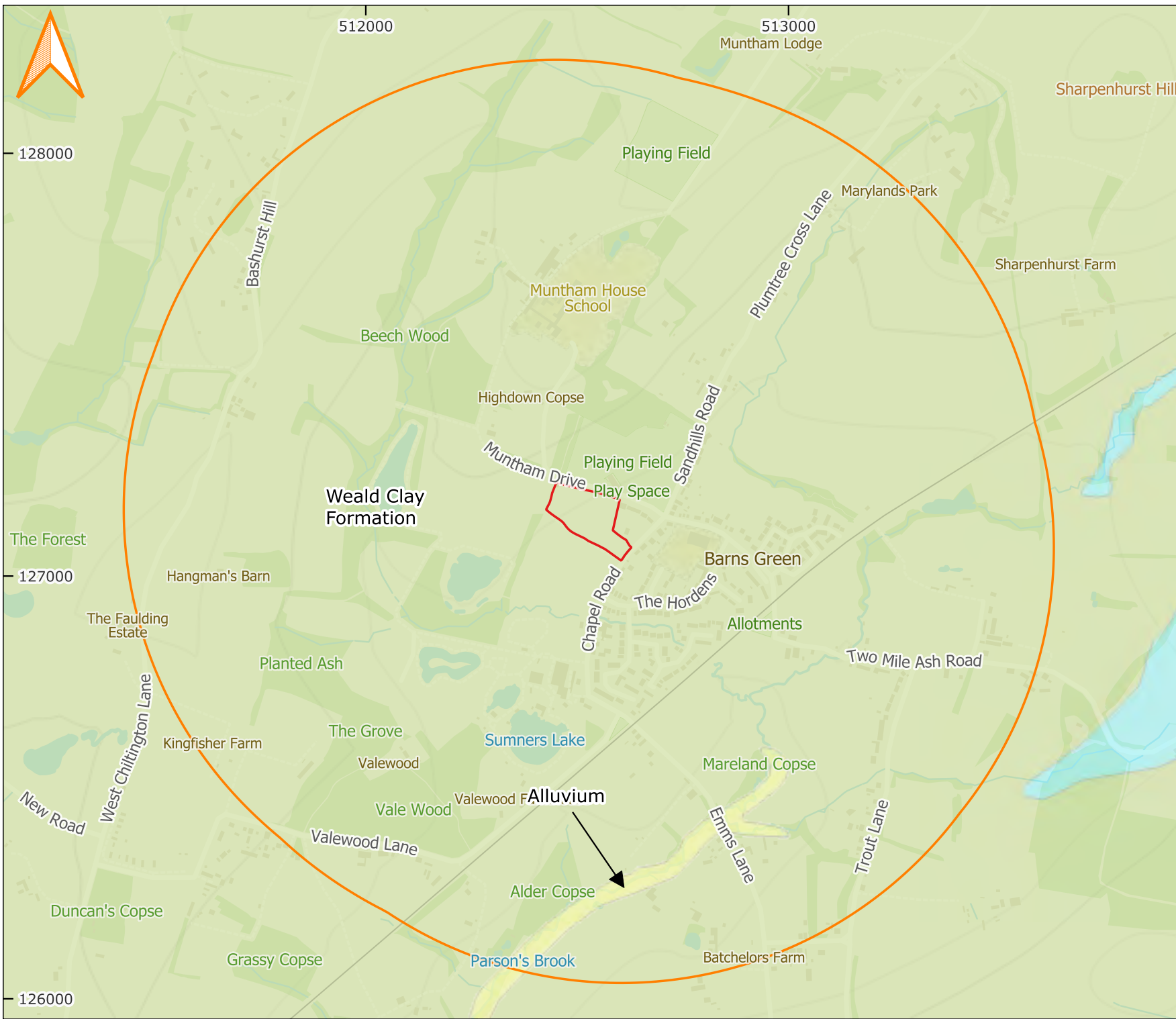


Chapel Road, Barns Green, Horsham, RH13 0PS

Figure 2

Satellite View of the Site

Project No. 11650C | 5/11/2025 | Drawn By: RM



Key:

-  Site Boundary
-  1km Study Area

© British Geological Survey 2025

0 100 200 300 400 m



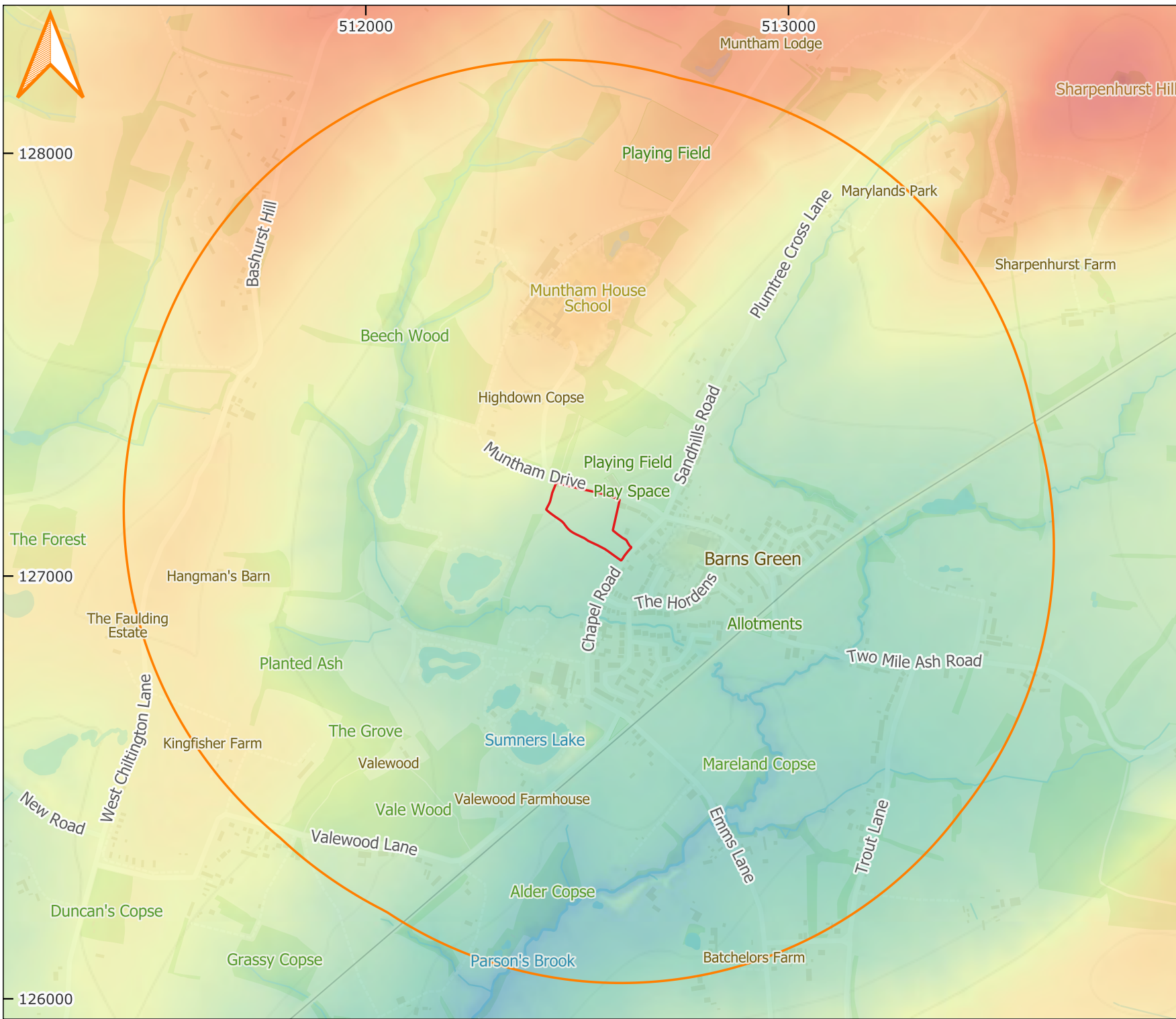
Scale @ A4: 1:12,000



Chapel Road, Barns Green, Horsham, RH13 0PS

Figure 3

Geology within the 1km Study Area



Key:

- Site Boundary
- 1km Study Area

Height (aOD), metres

20
30
40
50
60
70
80
90

© Environment Agency 2025

0 100 200 300 400 m

Scale @ A4: 1:12,000

HCUK GROUP

Chapel Road, Barns Green, Horsham, RH13 0PS

Figure 4

Topography within the 1km Study Area

Project No. 11650C | 5/11/2025 | Drawn By: RM